

# REAL ESTATE AND BUSINESS ACTIVITY

## RENTS CONTINUE STEADY SPRING WEATHER DESIRED

Continued cold weather and snow has set the real estate dealers of the city to wondering if there never will be a return of spring. Most of them report that business is slack owing to the unsettled condition of the weather.

Usually the middle of February marks a break in the cold snap and the real estate men get a touch of real life. Old Sol this year seems to be holding back. When he becomes of more cheerful mood and causes the grass and leaves to return he will feel the recoil of a terrific real estate explosion in Ogden—that is if old Sol can feel anything of a business sort.

The real estate men say that the weather is all that is holding the season down at present. Business and sloppy weather do not harmonize. But despite the weather setbacks, the real estate dealers still wear rather happy smiles. To be a real estate man a person must be a thorough optimist and Ogden has a remarkably large number of that class of dirt dealers. There are some few

who explain the pedigree of the present weather spell as not the most favorable, but the more merely state that when good weather does come it will make up for lost time.

During the past week sales were light and but little business has been transacted. A few residences were sold and several sites for new homes, and some dealers report sales of lots in the bench suburban districts.

In the line of renting a decided relief is evident in the congestion which has existed up to the past few weeks. The opening up of a number of apartment houses has taken many of the tenants from private houses and the fact is telling on the rentage lists kept at the real estate offices.

Many houses of almost all kinds are for rent. Prices, however, remain firm, there being practically no decrease in the amount of rent necessary to get a desirable house in a favorable location.

Building is rather quiet, with many investors waiting for a contemplation as soon as fair weather arrives.

## LOCAL REALTY DEALERS TELL CAUSE OF OPTIMISM

When the Examiner representative called on J. J. Brummitt, who is always boosting for Ogden, he found him in a very optimistic frame of mind.

Mr. Brummitt is very confident that Ogden is entering an unusual era of prosperity and that the day of Greater Ogden has arrived, and some of the reasons given for believing this are the following:

Every one who has purchased property in Ogden of recent years, who has used any judgment at all in making such investments, has made a handsome profit on money so invested. He cited a number of instances where purchasers had made all the way from one hundred to one thousand per cent profit on real estate bought and sold, and these facts are becoming generally known and investors are buying Ogden real estate instead of stocks in foreign investments which they never have and never will see, and which frequently turn out a total loss, while the money invested in real estate in Ogden is always safe, as far as principal is concerned, and nearly invariably results in a very handsome profit.

Another reason given is that the deposits in our banks are increasing very rapidly, being fully four times as much at present as they were six or eight years ago, which makes money plentiful for any legitimate investments. There are at the present time several large investments and enterprises which require considerable capital, which are only waiting for the weather to moderate, when all of the surplus labor and considerable capital will be placed actively at work.

Eight or ten years ago nearly all the capital of Ogden was controlled by a few persons; now many have more or less capital and are willing to invest in anything that promises a good return.

Mr. Brummitt is only waiting for the weather to moderate, when he will begin the erection of about fifty bungalows and modern homes in various parts of the city. He expects to see this the record year in the real estate market of Ogden.

"Yes," we have had a nice business this week," said W. B. Wedell. "Say, do you know these Nevada fellows know a good thing when they see it? I have done some fine business with men from the Sagebrush state, but they know us like a book and profit accordingly. Funny how long it takes some people to make up their minds; men paying big rent every month for years let good, easy propositions slide by like they were greased—then kick about paying rent."

"Did it ever occur to you that you can buy in Ogden for less than you can in country towns in and about the state? I tell you there is going to be a mighty awakening some of these days, and the men who have the holdings are going to make the money."

## "BACK TO THE SOIL" THE CRY OF TO-DAY

"The increased demand for farm lands is in large part due to the cry now being raised of 'Back to the soil.' Everywhere there is an effort to turn back the tide that sets toward the cities and to improve the condition of the rural population," says O. A. Kennedy of Hunter & Kennedy.

"The commission appointed by President Roosevelt was a part of this movement and did much to call attention to it. As telephones and rural free delivery are extended to all parts of the country and as the cost of living increases, the dweller in the city looks with envious eyes upon the prosperity of his farmer friends."

"It would be a surprise to examine a list of the Ogden people who have in the past three years bought tracts of land in the vicinity of the city. It would include doctors, dentists, bankers, clerks, real estate agents, railroad men, and in fact almost every profession."

"Looking for a place to light one business man put it. When prices of food and rent and other expenses get so high that I can't make a living in town, I'll go out to my little old ten-acre farm and go to raising chickens and bees and fruit and vegetables and be on the winning side for a while."

"A certain professional man recently announced to his friends: 'I've bought me a little farm. It isn't much

to look at, but it is a foothold in the soil. When my boys grow up they will have a place to work. They won't have to compete in the labor market with Chinamen, Japs and Hindoos. I don't like to see these tall, black fellows with turbans on their heads coming in here to work on the railroads. I am afraid they will never go back. We Americans have got to learn to compete with them. A whole lot of us have got to go work for a living."

"We have got to get our living out of the soil. We must become producers instead of buying our living out of a grocery store, after two or three middlemen have had their profit out of it. I am taking time by the forelock and am paying for a piece of the soil for my own use."

"This preference on the part of investors is also shown by the number of inquiries in response to advertisements. Since our ad. appeared in The Examiner last Sunday, we have had over a dozen inquiries from Ogden people, the majority of whom state that they are planning to buy land, not for immediate use, but as an investment for surplus earnings. Some of them expect to return to farming as a business after having tried life in the city."

"If ever this cruel winter is over and the snow melts so that people can see the ground we expect a very lively market in farm lands."

## REALTY DEALERS ARE CONDEMNED

Salt Lake City Union Men Jump on Their Local Association.

Of interest is the following report to one of yesterday's morning papers: The action of the Salt Lake Real Estate association in advertising in eastern newspapers and periodicals to the effect that labor is needed in this city received another severe scoring at the semi-monthly meeting of the Salt Lake Federation of Labor, held at the Federation of Labor Hall, at State and Fourth South streets, Friday night. The federation voted the committee appointed at the last meeting \$50 to cover the expenses of printing literature to counteract the effects of the advertisements of the real estate association and to carry on a general campaign against the actions of that organization.

It was also decided that the committee should wait upon the board of governors of the Commercial club, and see if that organization would not take the matter up and get things straightened up with the real estate association. The committee consists of A. E. Harvey, H. K. Russell and Theodore Marx.

Chocolate Dippers' union were present at the meeting and were greatly enthused when they learned what the central body was doing for their new union. All arrangements have been made for the grand ball which will be given for their benefit under the auspices of the Salt Lake Federation of Labor at the Federation of Labor hall on the evening of Friday, February 25. Already more than \$200 has been raised for the benefit of the striking girls. The committee appointed at the last meeting of the federation reported Friday night that it was still making a canvass of the various unions and the tickets for the affair were selling exceptionally well.

The federation also decided that some action should be taken in opposition to the stand taken by the J. G. McDonald Candy company in not granting the demands of the girls.

The Carpenters' union reported that the Midgley-Bodel company, which is erecting a theater on East First South street, was employing unfair labor, in that those who were building the theater are not union men.

GOVERNOR OF MISSOURI TO LIVE ON FARM.

Jefferson City, Mo., Feb. 12.—Gov. Hadley, a firm believer of life on the farm, has announced the solution of the high cost of living, demonstrated his sincerity yesterday when he bought a 12-acre farm near this city and announced that he will move his family there as soon as warm weather comes.

The governor talks very earnestly about his farm. He will raise stock and poultry and devote his spare time to scientific farming as taught by the agricultural college at Columbia.

## Garrison, Foster & Garrison

REAL ESTATE, LOANS AND INSURANCE.

2411 WASHINGTON.

By using the telephone and his automobile, he expects to combine his duties as governor and farmer without conflict.

SIXTY-THIRD BIRTHDAY.

Mr. Robert Cowan was surprised at his home on West Twelfth street Friday evening, February 4, by a few friends and relatives, the occasion being his sixty-third birthday. Games, music and some good old-time dancing were enjoyed by all. At 11:30 all assembled in the dining room, where a most delicious and daintily prepared supper was served by Mrs. Carrie Richardson and Mrs. Roy Cowan.

Those present were: Mr. and Mrs. Robt. Cowan, Mr. and Mrs. Roy Cowan, Mr. and Mrs. George Hodson, Mr. and Mrs. Rone Wheeler, Mr. and Mrs. John Allan, Mr. and Mrs. J. Allan, Mr. and Mrs. Walter Richardson, Mr. and Mrs. Chas. Richardson, Misses Zella Cowan, Maudie Cowan, Marcella Richardson, Vera Richardson, Nellie Richardson, Clarabelle Richardson.

If his name is any indication it is probable that Chief Forester Graves, Pinchot's successor, will take his work seriously.

## Farm Lands

We have a list of ten pieces of land for sale, which you can buy on long time and at a low rate of interest. You can pay something on the purchase price every month, and interest will stop on what you pay. This is all tillable land under a canal, and within one mile of a railroad station and a school.

Tract. Price.

No. 1—Twenty acres, fenced. Has three-room frame house, good barn, granary and wagon shed. Artesian well. \$800.00

No. 2—Twenty acres, fenced. \$500.00

No. 3—Twenty acres, fenced. \$500.00

No. 4—Sixty acres, fenced. \$2,000.00

No. 5—Twenty acres, fenced. \$1,200.00

No. 6—Forty acres, fenced. \$1,200.00

No. 7—Eighty acres, fenced. \$1,200.00

No. 8—Sixty acres, fenced. \$1,200.00

No. 9—Sixty acres, fenced. \$1,200.00

No. 10—Twenty acres, fenced. \$1,200.00

Partly cultivated. One

artesian well. \$400.00

If you are interested we will be glad to furnish you with a plat showing all these tracts, or take you to see the land.

Hunter & Kennedy

211 First National Bank Bldg., Telephone, Bell 115.

A few special bargains in

god residence property and

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Fire Insurance written with

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Plenty money on hand at 8

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